

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO.1207

MINUTES

1.1 CALL TO ORDER - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, September 17, 2009. Vice President Kathy Martins called the meeting to order at 7:32 p.m.

1.2 SALUTE TO THE FLAG – Vice President Martins led the Board and the audience in the pledge of allegiance.

1.3 ROLL CALL – Directors , Kathy Martins, Margaret Wright, Richard Ogg and Mel Medeiros, were present President Wulf Bieschke was absent

2.0 MINUTES FROM THE PREVIOUS MEETING –

Director Ogg made a motion to approve the Minutes from meetings No 1203 of July 16, 2009 and Meeting No1205 from meeting August 20, 2009, and work session meeting no 1206 held on August 2, 2009. Director Medeiros seconds, the motion carries unanimously.

3.0 COMMITTEE REPORTS -

3.1 Neighborhood Advisory Group-The Administrator reported that the group has no met this month, she will have more to report at the next Board meeting. The next meeting is Tuesday September 22, 2009 at 6 pm.

3.2 Community Engagement Committee

Director Wright reported that at the last meeting the committee met and went over the Halloween props and supplies in storage and took inventory. The group will meet on September 27, 2009 at 1pm to brainstorm new ideas for the event and to paint signs and games for the event. The Halloween parade and game extravaganza has been moved to 10/31/09. Volunteers are welcome and needed! Director Medeiros noted that he has acquired the Arroyo marching band to lead the Halloween parade this year.

Director Wright also announced that the committee is hosting a “Women’s Resource Night on Wednesday September 30. 2009 from 5:30pm to 8pm in the San Lorenzo Community Hall at 377 Paseo Grande. This night will be highlighting local Women’s businesses and is free to the community. There will be raffle prizes, shopping and refreshments. Wright stated that they currently have several women’s businesses participating, including Cookie Lee Jewelry, Mary Kay Cosmetics, Curves and more. Wright encouraged all residents to attend, this will be a fun night for everyone.

3.3 Hayward Area Recreational District (HARD) Advisory Committee-

Director Medeiros reported that his committee did one more inspection of the playgrounds and the Arroyo Swim Center for HARD and will be reporting back to HARD on the condition of these sites and what needs improvement or repairs.

Director Medeiros updated the audience on the status of Del Rey Park which had been discussed at the last Board meeting. HARD Maintenance Supervisor heard the complaints at that meeting and sent crews out the next day. Medeiros stated that the playground has now been repaired and the other area discussed which has the sandbox filled with debris was not HARD's responsibility, but the San Lorenzo Unified School District (SLZUSD). That area has now been cleaned as well due to Director Martin's concerns and report last month.

Director Medeiros noted that he is the representative on this committee for San Lorenzo. If residents have any ideas or concerns please email him at slzmel@att.net.

3.4 San Lorenzo Initiative Committee- Director Medeiros reported that the committee has an idea for keeping San Lorenzo clean by creating a poster contest for High School and Middle School Students. Supervisor Lai-Bitker just gave them \$600 in funds for prizes and they hope to raise more funds for this event. The event will take place sometime in April near Earth Day. He met with Superintendent Dr. Dennis Byas and staff and they were very helpful the only problem that they saw was that Oro Loma also has a poster contest and they did not want to compete or detract from that event.

Director Wright said that the Sheriffs Youth Activities League is working with HARD in outreach with youth in the community. They currently have 40 members and are trying to get more. They have been active throughout the community with a mobile unit. Partnering with HARD they are providing activities throughout Ashland, Cherryland and San Lorenzo on the third Saturday of the month. They will be at the Farmers Market in October. This group holds meetings the third Monday of the month and residents and students are encouraged to attend.

4.0 COMMENTS FROM PUBLIC AGENCIES

4.1 CHP -No officer was present, no report was left.

4.2 SHERIFFS DEPARTMENT- No officer was present.

4.3 Supervisor Lai- Bitker- Staff member, Gene Calderon, noted that there is a Community Climate Action Plan Questionnaire available for all residents in his office. He also left some on the back table for residents to fill out.

4.4 Zoning Enforcement Report – County Zoning Officer Lora Hogan was in attendance. She reported that they have the new revised Neighborhood Preservation Ordinance as of Sept 1, 2009. The ordinance has increased the fines and fees and decreased the time to comply.

4.5 Public Comment-Items Not on the Agenda-

Resident Kathie Ready spoke about the new flood plain in San Lorenzo. Residents are just now getting letters from their mortgage companies stating that they have 45 days to get flood insurance. If done prior August 8, 2009, they would have been able to purchase this insurance for a few hundred dollars versus the \$2000 they are now being quoted. Ready stated that most homeowners who were affected were informed by FEMA with letters mailed to "Resident". She does not think that FEMA or the county did "due diligence" in informing these

residents and encouraged them to contact Alice Lai-Bitker's office regarding this issue. She noted that when the San Lorenzo Creek was paved in the 1950's, the surrounding residents were "promised" that it would never flood the area. FEMA has completely disregarded this issue and Ready feels that they should revisit their flood boundaries in San Lorenzo.

Resident Kathy Bosley from Via Mariposa said that Grissoms Mortuary has taken out an application with the county to put in a crematorium on its premises in San Lorenzo with a 20 ft smoke stack. These plans were approved by the county. Notification went out to 3000 residents within 1000 feet of the site. These letters were sent out via the San Lorenzo School District, and were sent home with students. She did not feel this was appropriate notification and questioned where the drawings and the renderings for this crematorium are. No one has seen the plans, to her knowledge.

5.0 FINANCIAL REPORT

5.1 Approval of August 2009 Expenditures, including payroll-

Director Wright made a motion to approve the expenditures for August 2009. Director Ogg seconds. The motion passes unanimously.

6.0 ADMINISTRATOR'S REPORT

6.1– Other Informational Items- The Administrator reported that she recently found out that Grissom's Mortuary in San Lorenzo was applying to the county to put in a crematorium at their facility in San Lorenzo. She will have a full report on this issue at the next Board meeting.

7.0 OTHER Business (MOTIONS MAY BE REQUIRED)

7.1 Presentation from EBMUD, Greg Chan on Future Plans-8 pm Time Agenda Item- East Bay MUD Director Frank Mellon was in attendance to speak on behalf of Greg Chan. He noted that EBMUD is now updating its water management plan for the future. In the last 40 to 50 years they have been looking at water rights and the impact on our community. They have several projects that are ongoing one of which is the East Bay Ground Water project in San Lorenzo. They also are looking a pilot desalination project. There is pressure from the legislature in Southern California who state that EBMUD does not have enough water rationing and charges too little for its water. However, Southern California has been taking our water for some time with very little impact to its population. The quality and amount of water in Northern California has a huge impact on the entire State of California and its populations.

Director Medeiros a lot of water is spent watering lawns. He suggested offering more rebates for fake lawns or residents who convert their pools to landscaping.

Mellon stated that EBMUD is looking at alternative ways to rebate customers as well as ways in allocating water based on family size, etc.

Resident Keith Barros encouraged EBMUD of Directors to look into rebating or refunding those residents who are already doing their part to conserve. Mellon noted that residents can appeal their rates, and reiterated that EBMUD Board is looking at revising its allocations.

Barros also asked Mellon about the East Bay Groundwater Project and the plausibility of this water being used as drinking water for San Lorenzo, which was not the projects original intent. Mellon did not have enough information about this issue, but stated that he would look into the issue and come back before the board and/or contact residents directly. Mellon left his email address: fmellon@ebmud.com

7.2 Update on the KIPP Collegiate High School Expansion and the Closure of the Footbridge-7:45 pm timed agenda

KIPP Academy Principal, Jason Singer addressed the audience and gave a background on the Charter School. It opened seven (7) years ago and has grown in size. They originally started with an elementary and expanded to add grades five through eleven. They currently have 680 students attending the school. Next year they will be adding twelfth grade and another 100 students. The middle school and high school on the site have now outgrown the current buildings and thus KIPP has been making plans to expand the facilities by approximately 32,000 square feet, adding a library, music room, gymnasium, additional classrooms and new science labs. They will also be doing new landscaping at the site. The school has raised approximately 15 million dollars. Of this money, 11.2 million is for new construction and 3.8 are for renovation of structures. This money is currently being held up due to the State's ability to sell bonds. This is the first time KIPP has attempted construction at the site and they are learning from this experience about how to inform the community and run the project. Singer noted that there is room for improvement with this communication.

KIPP has the contract for this construction out to bid and they will be looking at the lowest qualified bidder, and one who is neighbor-friendly and aware of the concerns of the neighborhood. KIPP's goal is to start this expansion this winter when the funds become available.

Director Martins stated that the Board is very disappointed with the communication between KIPP and the community. She would have liked to have seen a rendering of the new construction so that the Board and the residents in attendance could get a clearer picture of what KIPP is doing. Martins stated that it is the main priority of the Association Board to understand the relationship between the county, the KIPP academy and the San Lorenzo Unified School District (SLZUSD). The Board has asked that these three entities hold a joint meeting to discuss issues that have come up related to KIPP's construction and its impact on the community.

Director Martins noted that the Board will listen to the concerns this evening. They will refrain from commenting as they have just recently been contacted about the issue. There will be three issues discussed and the Board will hear comments on each separately. The first issue is the CEQUA Environmental Report and the traffic impact; the second will be the foot bridge closure; and the final issue will be the actual construction and its impact on the neighborhood and the community.

a) CEQUA/Environmental impact /traffic:

Resident's main concerns were:

- Concern that the traffic already backs in the area adding another 100 students will create more noise, more congestion and potential problems getting in and out of the area before school, after school and during school and sport events
- The proposed “traffic loop” is only 3 feet from the back yard fence of many residents this will create noise and congestion not only in the front of homeowners properties, but now also in the rear of their property. It will also further degrade their property values
- Residents already report litter increased in the area where students are currently dropped off and released from school, what will this new parking lot and traffic loop cause? Several residents’ cars have been hit due to the increase in traffic at the front of the school.
- Residents with children in the area are not benefiting. The school is full and their children are on waiting lists, while students from “out of the district” are attending KIPP.
- Residents with medical problems and Emergency vehicles will have problems getting in and out of the area during school drop off/ pick up - There is no evacuation plan for this area with the new construction.

Principal Jason Singer apologized for not having a copy of the construction plans for the audience and the board. He has a copy of the draft CEQUA for any one who is interested. They have discussed speed bumps in the area and are currently looking into this with Supervisor Lai-Bitker’s office. The traffic is a difficult issue the left side of the property where KIPP is located has a small neck at Bockman that leads onto Grant and there is a need for some traffic mitigation.

Director Martins stated that the county is looking into its own report with respect to traffic and will be drafting something by next Wednesday.

b) Footbridge Closure

No comments

c) Construction issue with KIPP Academy –

Resident’s main concerns were:

- The size of the proposed parking lot is not big enough to accommodate, staff, students and parents when there is an event or during school hours (there are only 140 parking spaces). This will have a huge impact in parking on the surrounding neighborhood.
- Residents whose homes are in front of the proposed “loop” for the parking lot will have a “freeway” in the front of their homes and the rear of their homes during drop-off/pick –up hours as well as during any school or sporting event.

- Not all residents who will be impacted were notified of the proposed construction

Principal Singer stated that the data that was shared at the last KIPP community meeting was not accurate data. The population was not accurately reported there are currently 680 students and it serves more of a majority of San Lorenzo school students than was reported. He is concerned about the way the community was notified of the construction and he is working on improving this. He will be holding more community meetings on this issue.

Director Martins noted that the Board is coordinating one such meeting with KIPP, the county and the SLZUSD in attendance. She asked that Singer bring back some renderings or drawings of the project to the next meeting.

Principal Singer left his business card with contact information for residents if they had any further questions or concerns prior to this meeting.

7.3 Discussion of the new logo for SLVHA-

Director Martins revealed the proposed new logo that they have been displaying at the Farmers Market every Saturday. She noted that the home depicted on the logo is captured from one of the original Bohannon properties. She asked for comments

Resident Lou Areceli stated that he would like the logo to be circular in shape like the original.

Resident Kathy Ready liked the new logo as depicted.

Director Martins stated that anyone who has comments should email the Association at slzvha@aol.com or contact the office at 510-276-4554. The logo will be adopted at the October 15, 2009 Board meeting.

8.0 LIENS AND VIOLATIONS REPORT- The Administrator announced that there were no lien releases in the past month.

August 2009		
Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	11
2/22	Recreational veh/trailer in driveway	8
6	Lack of Gen Maintenance	14
10	Lawn Height	43

Number	Violation	# of Letters
13	Holiday Lights	2
14	No signs	0
15	Building Exterior	2
18	Lean/miss fence	0
20/7	Unpaved parking	9
21	Working on vehicles	1
23	Dogs/Cats more than 2	0
24	Barking dogs	3
25	Prohibited animals	0
26	Excessive noise	1
27	No Home Business	0
28/99	Other/ comments	6
30	Multiple Violations	18
31	Plans needed	3
	Total	121

9.0 COMMENTS FROM BOARD MEMBERS

Director Medeiros said that he has left information about the local Food Pantry on the back table. There is an increased need for help at the Food Pantry and he encouraged residents to volunteer.

Director Martins announced that local resident and community volunteer Judy Arnold died recently. She will be missed by her family, friends and her community.

Director Martins stated that she also received a notice that her residence is in the flood plain and she is fighting this and encouraged other residents to contact Supervisor Lai-Bitker's chief of staff Shawn Wilson who is working on helping residents with this issue. Martins encouraged residents to visit the Farmers Market on Saturdays in the old Mervyns parking lot. She stated that every week you can find a past or current board member at the market. The Board

continues to publish a weekly newsletter called the "Village Voice". This newsletter has meetings and current events in each issue. From now until the end of October there will be a blow-up bouncer for kids in the lot adjacent to the market the third Saturday of each month. This will occur the third Saturday of every month.

Director Martins also announced the Women's Resource Night coming September 30, 2009 in the Association community hall from 5:30-7:30 pm. She encouraged residents to attend.

10.0 HEARINGS AND VARIANCE ISSUES –

10.1 Hearings

- 1 17132 VIA ANACAPA-Yard Maintenance-Working with owner to submit plans within 60 days
- 2 16188 HESPERIAN -Yard Maintenance-Yard mowed, but needs watering. Sending tips to water
- 3 16148 HESPERIAN -General Maintenance of Property-Yard mowed, but needs watering. Sending tips to water -
- 4 17240 HESPERIAN -Yard Maintenance-Violation cleared. Closing
- 5 15756 PASEO DEL -Multiple Violations-Jet skis still in driveway, fine, collections
- 6 539 GRANT AVENUE-Inop/Stored Vehicle-Violations still persist. Fine, collections
- 7 615 VIA ACALANES-Inop/Stored Vehicle- Violations still persist. Fine, collections
- 8 15960 VIA PARO-Yard Maintenance- Fine owner and ask for plans-
- 9 807 VIA MARIPOSA-Unpaved parking- Violation cleared, asking owner water lawn on a more timely basis.
- 10 16011 VIA CONEJO-Multiple Violations-Fine, collections
- 11 16061 VIA PARO-Multiple Violations-Fine, collections
- 12 16085 VIA PARO-Yard Maintenance- Violation cleared, closing
- 13 16129 VIA PARO-Multiple Violations-Revisit in 30 days
- 14 16082 VIA ALAMITOS-Multiple Violations-Violation cleared. Closing
- 15 949 HACIENDA -Yard Maintenance-Fine, collections
- 16 713 HACIENDA-Yard Maintenance- Working with owner to bring into compliance-Revisit in 30 days
- 17 17336 VIA JULIA-Yard Maintenance- Working with owner to bring into compliance-Revisit in 30 days
- 18 17305 VIA JULIA-Building Maintenance-Administrator to contact owner regarding house paint
- 19 17491 VIA MELINA-Yard Maintenance-Revisit status in 30 days
- 20 18351 VIA ARRIBA-Multiple Violations-fine and refer to county.
- 21 1778 VIA NATAL-General Maintenance of Property-fine, refer to county and attorney
- 22 16178 VIA MILOS-Inop/Stored Vehicle-Fine, collections

- 23 963 VIA BREGANI-General Maintenance of Property-Fine, collections
- 24 16173 VIA LUPINE-Building Maintenance-Working with owner to bring into compliance-revisit in 30 days
- 25 16143 VIA CHIQUITA-Multiple Violations-Violations cleared. Closing

10.3 Variances-

1. Revisit fence at 536 Grant Ave- *Denied as submitted asking owner to get clarification on county's position on this type of corner lot fencing.*

Director Wright makes a motion to approve the hearings and variance, Director Ogg seconds, the motion carries unanimously.

11.0 PUBLIC COMMENT-

Resident Keith Barros asked that the newsletter address the issue of using your green cans for leaves during the heavy winter season.

Barros read a letter from EBMUD Greg Chan in response to his questions regarding the East Bay Groundwater project and the quality of the water stored. He is concerned about Chan's references to the quality of water in "dead-end mains and "blow-offs". Barros stated that he would be giving a copy of this letter to EBMUD Director Mellon and is still very concerned with EBMUD using this groundwater projects water for San Lorenzo's drinking water in the near future.

Resident Lou Arceli was concerned that there were no law enforcement officers present at the meeting. Director Martins stated that the sheriff's office did contact her and apologize. She did not know why the CHP has not been present to the board meetings for several months.

12.0 ADJOURNMENT Vice President Martins adjourned the meeting at 9:25pm

RESPECTFULLY Submitted,

Margaret Wright

Secretary-Treasurer Recorded & Transcribed By: Kathleen Harrigan,

Reviewed By: Nancy Van Huffel, Administrator, Kathie Ready, Resident